CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Jennifer Dimsho, Associate Planner
RE: Architectural Character Review: S. 1st Street & Plymouth Street
DATE: June 7, 2022

OTAK, Inc. and the City of St. Helens submitted a Site Development Review application for a new 383 sq. ft. pump station building on the City-owned Riverfront property. This pump station facility is needed on the site to provide sanitary sewer services to future development on the site.

The property is zoned Riverfront District, Mill subdistrict. Per SHMC 17.32.173(5)(b) architectural character review provisions of SHMC 17.32.172(7) apply to the Mill subdistrict. This means permanent exterior changes (including new construction) shall comply with the ***Riverfront District's Architectural Design Guidelines***.

Therefore, the Planning Commission, acting as the Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the proposal complies. Please review your copy of the guidelines when looking at this proposal and be prepared to discuss. The guidelines can also be found on the City website on the Planning Departments historic preservation page:

https://www.sthelensoregon.gov/planning/page/riverfront-district-architectural-design-guidelines

Attached to this memo are photos of the existing site and plans for the new pump station facility. Relevant excerpts from the design guidelines are attached as well.

Project Background

The original pump station design initially included a pre-fabricated structure less than 200 square feet and most of the required pump station facility elements were proposed to be outside of the structure. This required a security chain-link fence with slats for screening around the facility. Staff felt this facility would be an eyesore to passersby and ultimately elected to enclose the pump station elements within a slightly larger building, eliminating the need for unsightly perimeter chain link fencing around the facility. The location of the facility was selected by balancing feedback from the geotechnical report and the preference of staff to tuck the facility as close to the bluff as possible to reduce impact to developable area.

Staff Feedback

Overall, staff feels the size of the building (less than 400 square feet), the location the building (tucked in the inlet of the basalt cliff near Nob Hill Nature Park), and generous landscaping will all help screen the facility from future development, from the public using the "bluff trail," and from the roadway of the S. 1st Street extension. Development is not proposed to occur adjacent to the pump station because of the bluff trail and because of the stormwater retention area. This means the architectural continuity of this proposed building and buildings to the left or right of it is of less importance.

Since the pump station building will only be used by City maintenance staff on occasion and is not open to the public as a commercial or residential building, many of the design guidelines for new construction are not applicable. Here are the topics which staff felt are applicable from the guidelines, although the HLC may add any other feedback.

Lighting: There are 3 exterior lights on the building and the fixture type is a "Wyndmere Collection Bronze 9" high outdoor light" pictured right. The guidelines state to install partially- or fully-shielded light fixtures that only emit light downward. This fixture satisfies this criteria. There are a few preferred fixture types in the guidelines.

Does the Commission have any suggested changes to the exterior lighting?

Building Material & Color: Building materials of new structures should contribute to the visual continuity of the district. Materials should appear similar to those seen traditionally to establish a sense of visual continuity. The guidelines state to use brick, terra cotta, concrete/stone, or horizontal wood siding. They also say to use durable materials. CMU block was selected by the project team because of its use for other newer public park restrooms, the ease of maintenance (think: graffiti removal) and its general lifespan/durability.

While it is not a traditional brick or wood siding material, it is cost effective. CMU block is not listed on the "prohibited materials" list which includes vinyl siding, stucco, and T111 or other sheet materials. Note that the gable does include a "fiber cement board & batten siding." The design guidelines state that concrete siding should be painted using a pallet of earth tone or muted colors.

The color pallet selected includes a "mountain brown" "mesa tan" and "onyx." The roof is a standing seam metal roof in the "forest green" color. This structure's surroundings the dark basalt bluff to the west. Are brown, tan, dark gray, and forest green appropriate colors? **Staff feels a forest green roof is not ideal and recommends a dark gray because it is a more muted color.**

Does the Commission have any suggested changes to the building materials and/or color pallet? If you are concerned about the CMU block and setting a precedence, you can help with that by making findings about the building's size (i.e., CMU use is acceptable for a small building with less visual impact/influence).

Roof: The guidelines state to reduce impact of rooftop activities, like mechanical systems by locating them far from the facades. Given the use of the building and the size of the building, there are limitations to this suggestion.

Does the Commission have any suggested changes to the rooftop facilities?

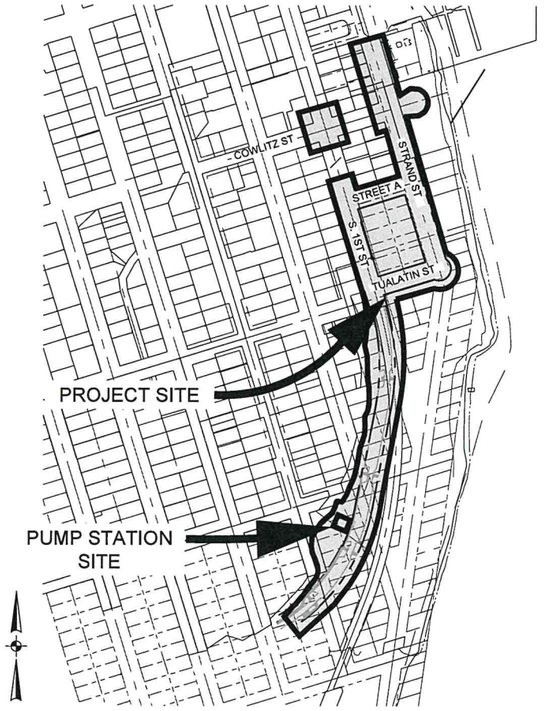
Feedback from the Commission can be incorporated into staff's Site Development Review administrative review of the proposal.

TOP: Site facing south towards Nob Hill Nature Park. Power pole in upper right is in the undeveloped Plymouth Street right-of-way for reference.

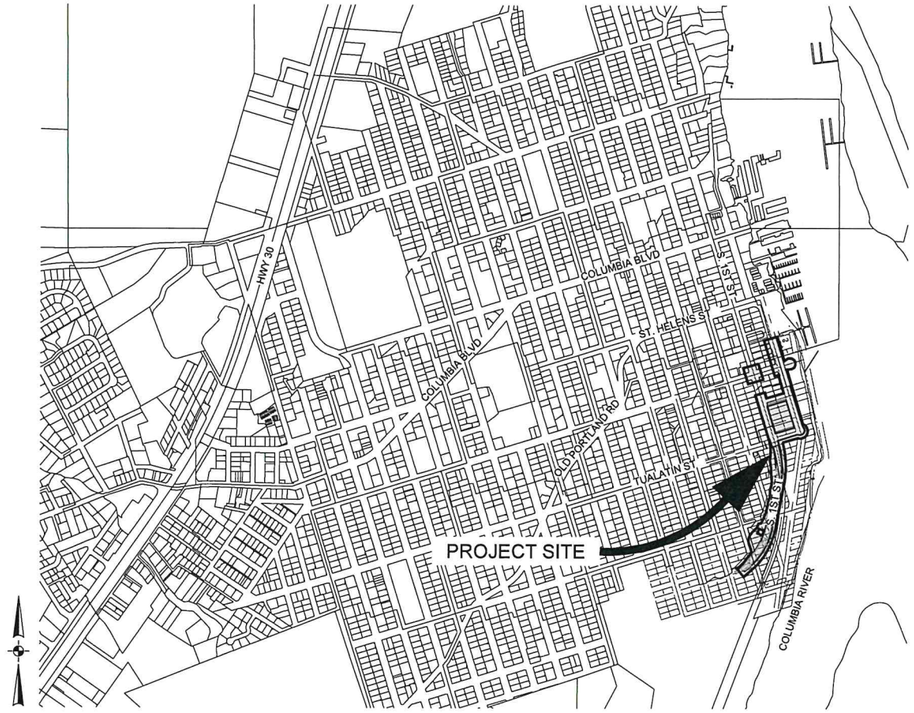
BOTTOM: Site facing west. Blue trash can is near the Nob Hill Nature Park staircase/trail.

S. 1ST AND STRAND STREET

ROAD AND UTILITY EXTENSIONS
CITY OF ST. HELENS



PROJECT MAP
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1-PS	COVER SHEET
2J-1	EXISTING CONDITIONS AND DEMOLITION
EC-22	STREET, UTILITY CONSTRUCTION PLAN
G0.02	SITE PLAN
A3.01	EXTERIOR ELEVATIONS
L3.02	PLANTING PLANS
L3.03	PLANTING PLANS
L3.20	PLANTING SCHEDULE AND NOTES
L3.40	PLANTING DETAILS
IL 1	ILLUMINATION LEGEND
IL 2	ILLUMINATION PLAN
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IL 9	ILLUMINATION DETAILS
IL 10	ILLUMINATION DETAILS
IL 11	ILLUMINATION DETAILS
IL 12	ILLUMINATION DETAILS
IL 13	ILLUMINATION DETAILS

OWNER

NAME:	CITY OF ST. HELENS
CONTACT:	MOUHAMAD ZAHER
ADDRESS:	265 STRAND STREET
	ST HELENS, OR 97051
PHONE:	(503) 366-8223

CIVIL ENGINEER

NAME:	OTAK INCORPORATED
CIVIL ENGINEER:	KEITH BUISMAN, P.E.
ADDRESS:	808 SW THIRD AVENUE, SUITE 800
	PORTLAND, OR 97204
PHONE:	(503) 287-6825

SURVEYOR

NAME:	OTAK INCORPORATED
CONTACT:	SUE TSOI, PLS
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	PORTLAND, OR 97204
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LANDSCAPE ARCHITECT

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ENVIRONMENTAL ENGINEER

NAME:	NV5
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	WILSONVILLE, OR 97070
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TRAFFIC ENGINEER

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	PORTLAND, OR 97205
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UTILITY ENGINEER

NAME:	LEEWAY ENGINEERING
CONTACT:	ROB LEE, PE
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	PORTLAND, OR 97229
PHONE:	(503) 828-7542

LIFT STATION ENGINEER

NAME:	GRAYLING ENGINEERING
CONTACT:	KYLE THOMPSON, PE
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	VANCOUVER, WA 98660
PHONE:	(360) 977-3104

CITY PROJECT NUMBERS:

P-525

REGISTERED PROFESSIONAL ENGINEER
72,629
PRELIMINARY
OREGON
JUNE 11, 2008
KEITH BUISMAN
EXPIRES: 12/31/2023

Otak, Inc.
808 SW Third Avenue, Ste. 800
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www.otak.com

S. 1ST AND STRAND STREETS
ROAD AND UTILITY EXTENSIONS
ST. HELENS, OREGON
GENERAL
COVER SHEET

TITLE

#	DATE	DESCRIPTION

REVISIONS

NAVD88
DATUM

OTAK CAD — DRAWN BY
KJB — CHECKED BY

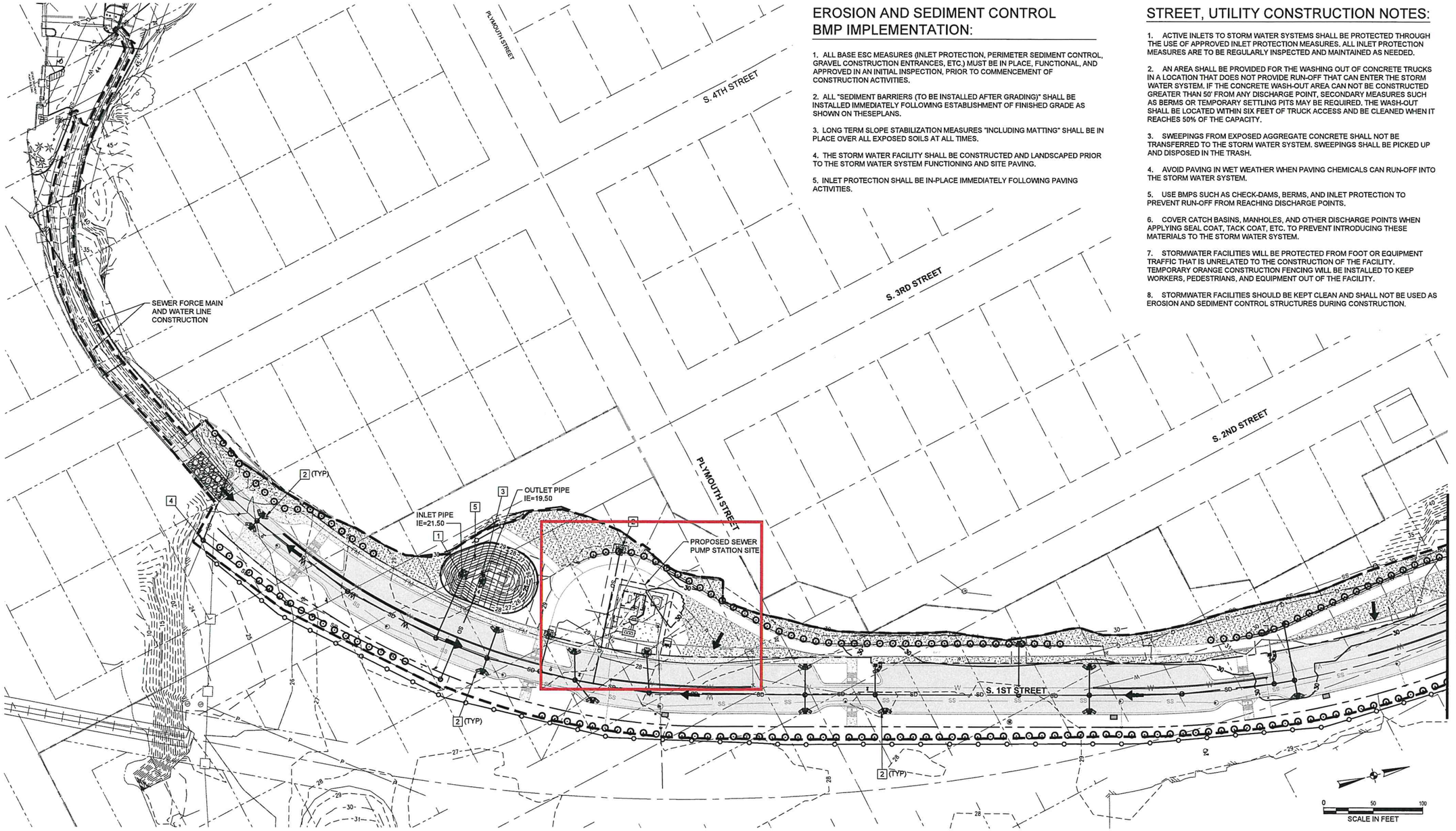
FINAL PLANS
STATUS

JUNE 3, 2022
DATE

19823 / P-525
PROJECT NUMBER

1-PS

Plotted: May 19, 2022 - 10:29am Mike Haynes L:\Projects\19800\19823\CAD\CAD\Dwg\C19823C00.dwg Layout Name: 1PS



EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESEPLANS.

3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS AT ALL TIMES.

4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.

5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

STREET, UTILITY CONSTRUCTION NOTES:

1. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

2. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

3. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.

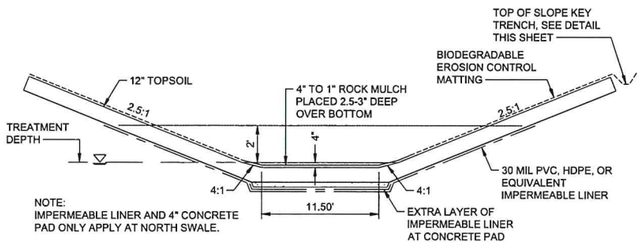
4. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

5. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

6. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

7. STORMWATER FACILITIES WILL BE PROTECTED FROM FOOT OR EQUIPMENT TRAFFIC THAT IS UNRELATED TO THE CONSTRUCTION OF THE FACILITY. TEMPORARY ORANGE CONSTRUCTION FENCING WILL BE INSTALLED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE FACILITY.

8. STORMWATER FACILITIES SHOULD BE KEPT CLEAN AND SHALL NOT BE USED AS EROSION AND SEDIMENT CONTROL STRUCTURES DURING CONSTRUCTION.



TYPICAL SWALE CROSS-SECTION

CONSTRUCTION NOTES:

1. INSTALL OUTLET PROTECTION PER DETAIL 4-9, SHEET EC-30.
2. INSTALL INLET PROTECTION TYPE 4 CATCH BASIN PER DETAIL 4-24, SHEET EC-30.
3. INSTALL INLET PROTECTION TYPE 4 DITCH INLET PER DETAIL 4-24, SHEET EC-30.
4. DISCHARGE TO EXISTING STORM LINE.
5. STORMWATER FACILITY TO BE RESTORED AFTER CONSTRUCTION ACTIVITIES CEASE. REMOVE TOP 18" OF SOIL AFTER FINAL STABILIZATION. TOP LAYER MUST BE RECONSTRUCTED AND FACILITY VEGETATED. SEE TYPICAL SWALE CROSS SECTION.

EROSION CONTROL LEGEND

- PROJECT BOUNDARY
- LIMITS OF DISTURBANCE
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)
- STRAW WATTLES (TO BE INSTALLED AFTER GRADING)
- ORANGE CONST. FENCING
- DIVERSION DITCH
- CONSTRUCTION ENTRANCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DRAINAGE FLOW DIRECTION
- CHANNEL MATTING
- CONCRETE TRUCK WASHOUT
- CONSTRUCTION STAGING AREA (CLEAN ROCK PAD FOR SOLID & HAZARDOUS WASTE AND FUEL STORAGE)
- STOCKPILE

REGISTERED PROFESSIONAL ENGINEER
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JUNE 11, 2008
KEITH BUISMAN
EXPIRES: 12/31/2023

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S. 1ST AND STRAND STREETS ROAD AND UTILITY EXTENSIONS

ST. HELENS, OREGON
EROSION AND SEDIMENT CONTROL PLANS

STREET, UTILITY CONSTRUCTION PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

NAVD88
DATUM

OTAK CAD — KJB
DRAWN BY — CHECKED BY

FINAL PLANS
STATUS

JUNE 3, 2022
DATE

19823 / P-525
PROJECT NUMBER

EC-22

If this drawing is not 22" x 34", it has been reduced/enlarged. Scale accordingly.

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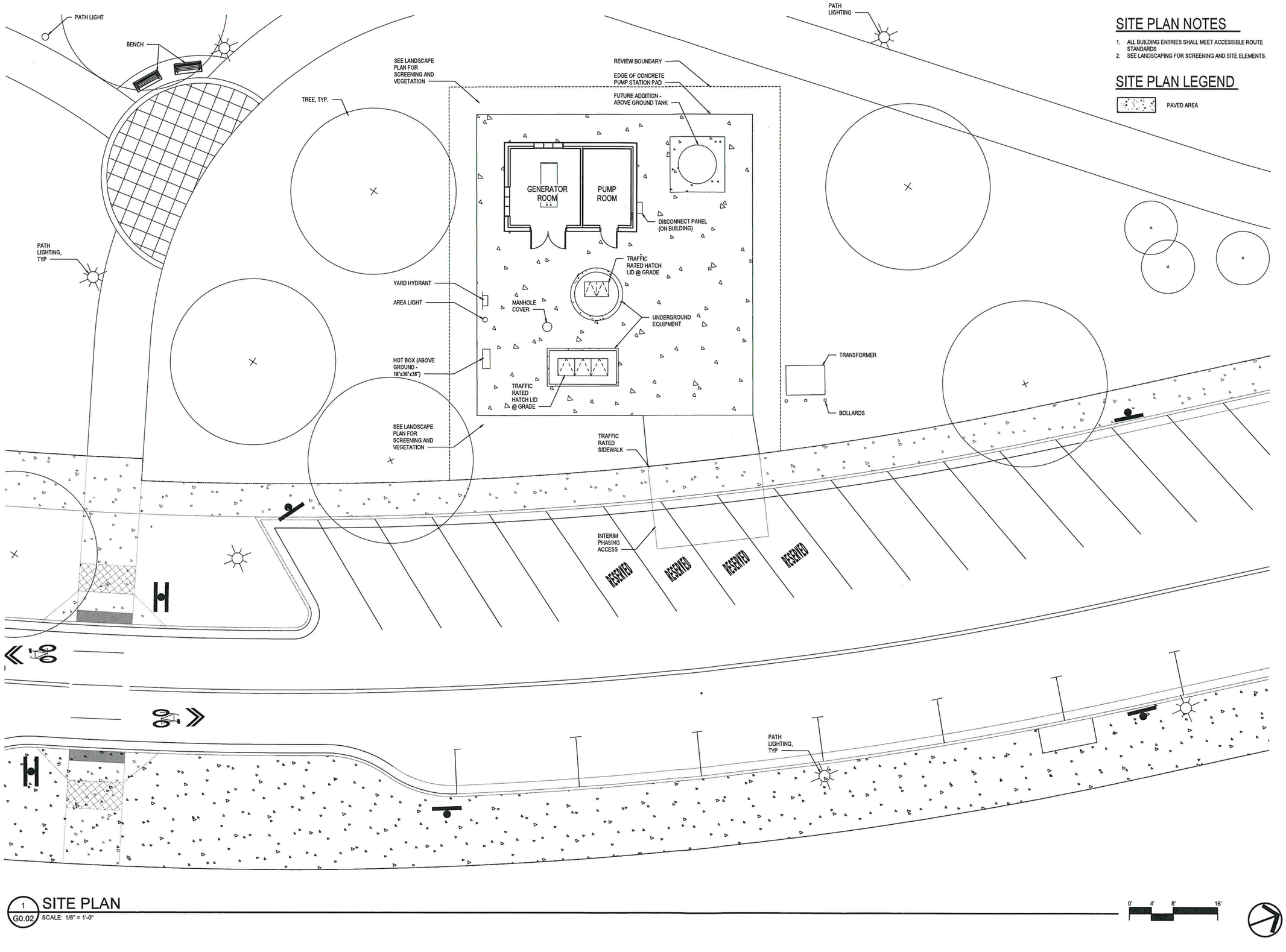

SITE PLAN NOTES

1. ALL BUILDING ENTRIES SHALL MEET ACCESSIBLE ROUTE STANDARDS
2. SEE LANDSCAPING FOR SCREENING AND SITE ELEMENTS.

SITE PLAN LEGEND

PAVED AREA

1 G0.02 SITE PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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STAMP

CONSULTANT

ST. HELEN'S LIFT STATION

1ST & STRAND, ST. HELENS, OREGON

SITE PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

Author	Checker
DRAWN BY	CHECK BY

LAND USE SUBMITTAL
STATUS
05/13/22
DATE
19823
PROJECT NUMBER

G0.02

Plot Date: 5/18/2022 10:06:36 AM
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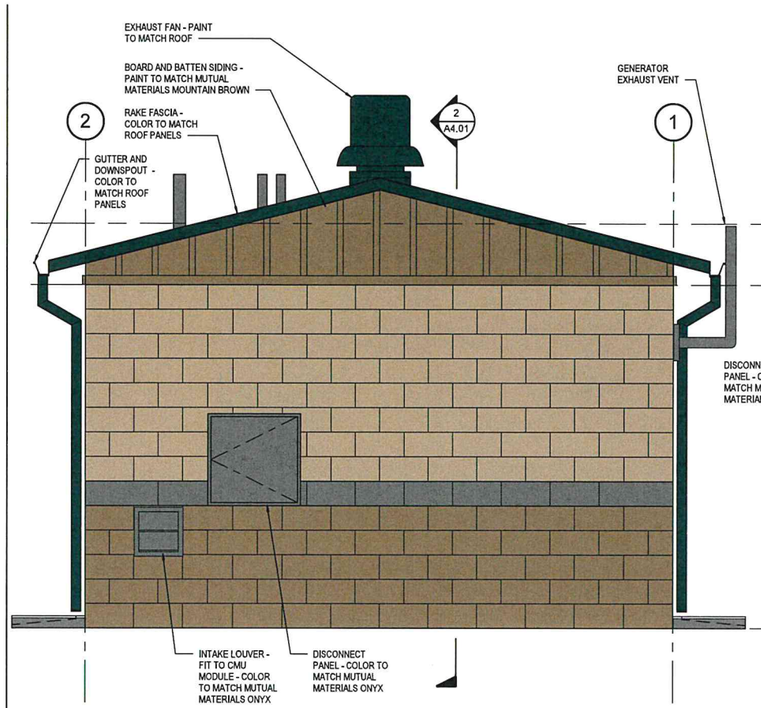
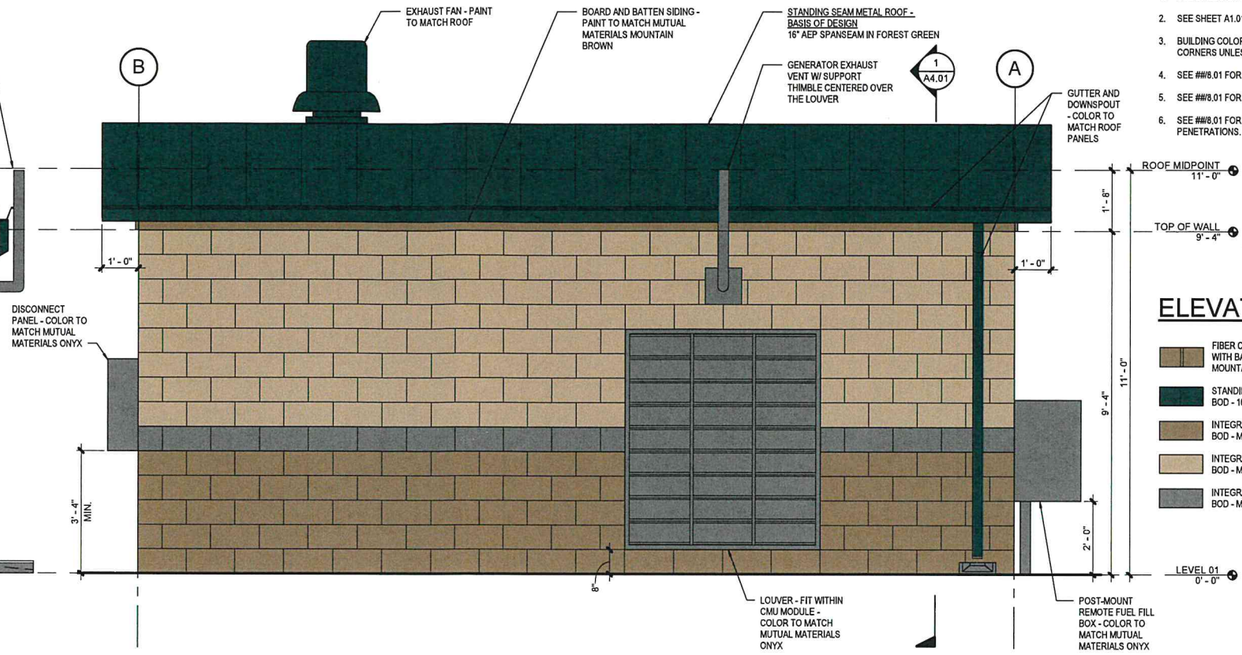
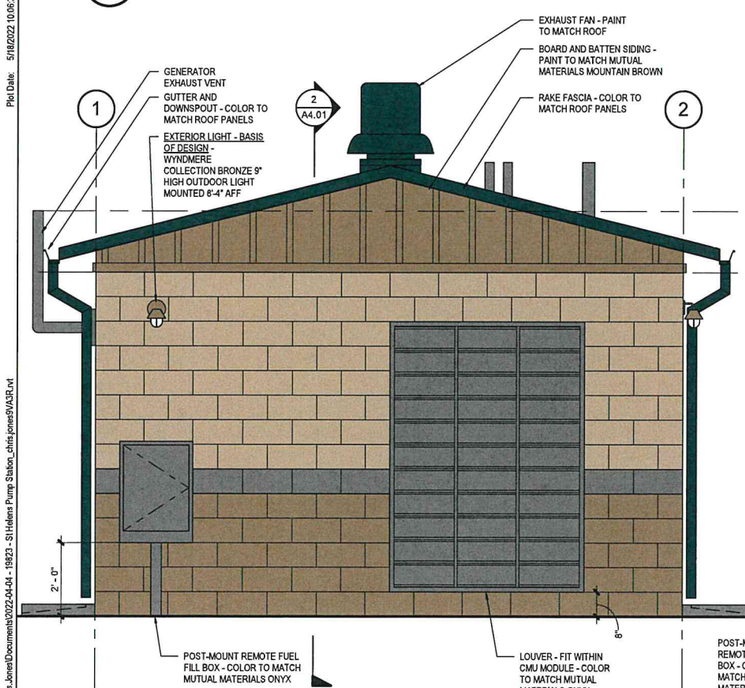


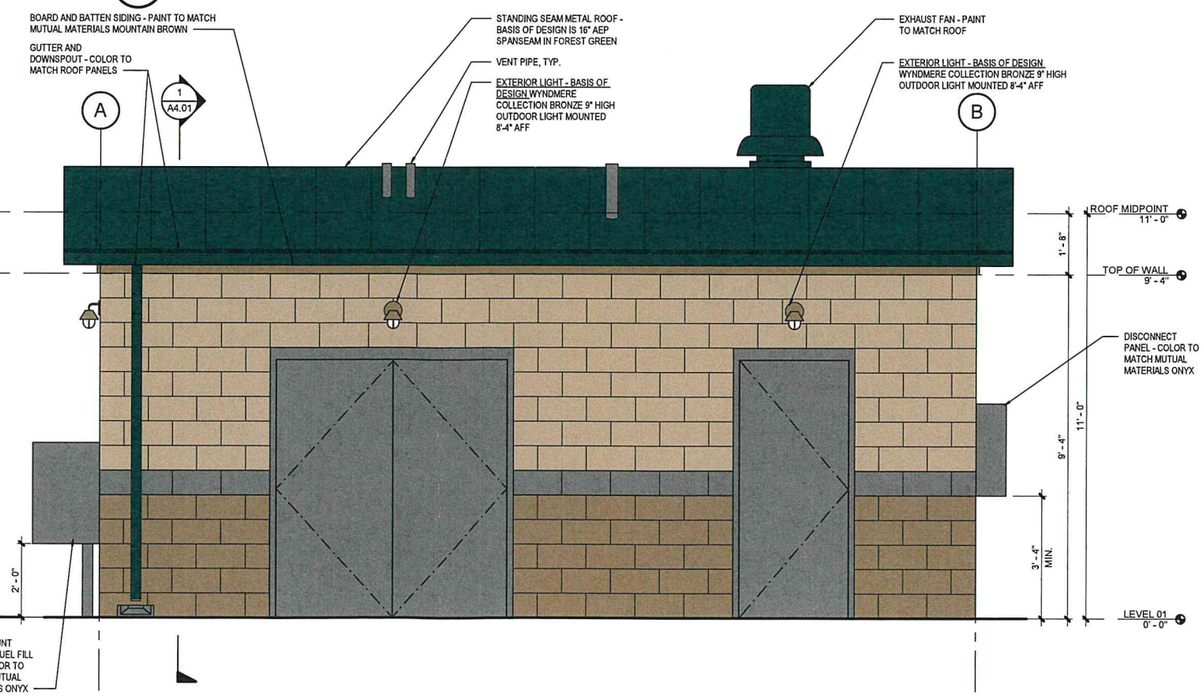
4 A3.01 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 A3.01 WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 A3.01 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



1 A3.01 EAST ELEVATION
SCALE: 1/2" = 1'-0"

ELEVATION NOTES

1. SEE BUILDING FLOOR PLANS FOR DOOR TAGS.
2. SEE SHEET A1.01 FOR DOOR SCHEDULE.
3. BUILDING COLORS AND MATERIALS SHALL WRAP AROUND CORNERS UNLESS NOTED OTHERWISE.
4. SEE ##/8.01 FOR TYPICAL SEALANT JOINTS.
5. SEE ##/8.01 FOR TYPICAL ROOF PENETRATIONS.
6. SEE ##/8.01 FOR ELECTRICAL AND MECHANICAL PENETRATIONS.

ELEVATION LEGEND

- FIBER CEMENT BOARD & BATTEN SIDING WITH BATTENS AT 16" O.C. - COLOR TO MATCH MOUNTAIN BROWN CMU
- STANDING SEAM METAL ROOF BOD - 16" AEP SPANSEAM FOREST GREEN
- INTEGRAL COLOR SPLIT FACE CMU, BOD - MUTUAL MATERIALS MOUNTAIN BROWN
- INTEGRAL COLOR SMOOTH FACE CMU, BOD - MUTUAL MATERIALS MESA TAN
- INTEGRAL COLOR GROUND FACE CMU, BOD - MUTUAL MATERIALS ONYX

0' 1' 2' 4'

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1ST & STRAND, ST. HELENS, OREGON

EXTERIOR ELEVATIONS

TITLE

#	DATE	DESCRIPTION

REVISIONS

Author	Checker
DRAWN BY	CHECK BY

LAND USE SUBMITTAL
STATUS
05/13/22
DATE
19823
PROJECT NUMBER

A3.01

Plot Date: 5/18/2022 10:06:35 AM
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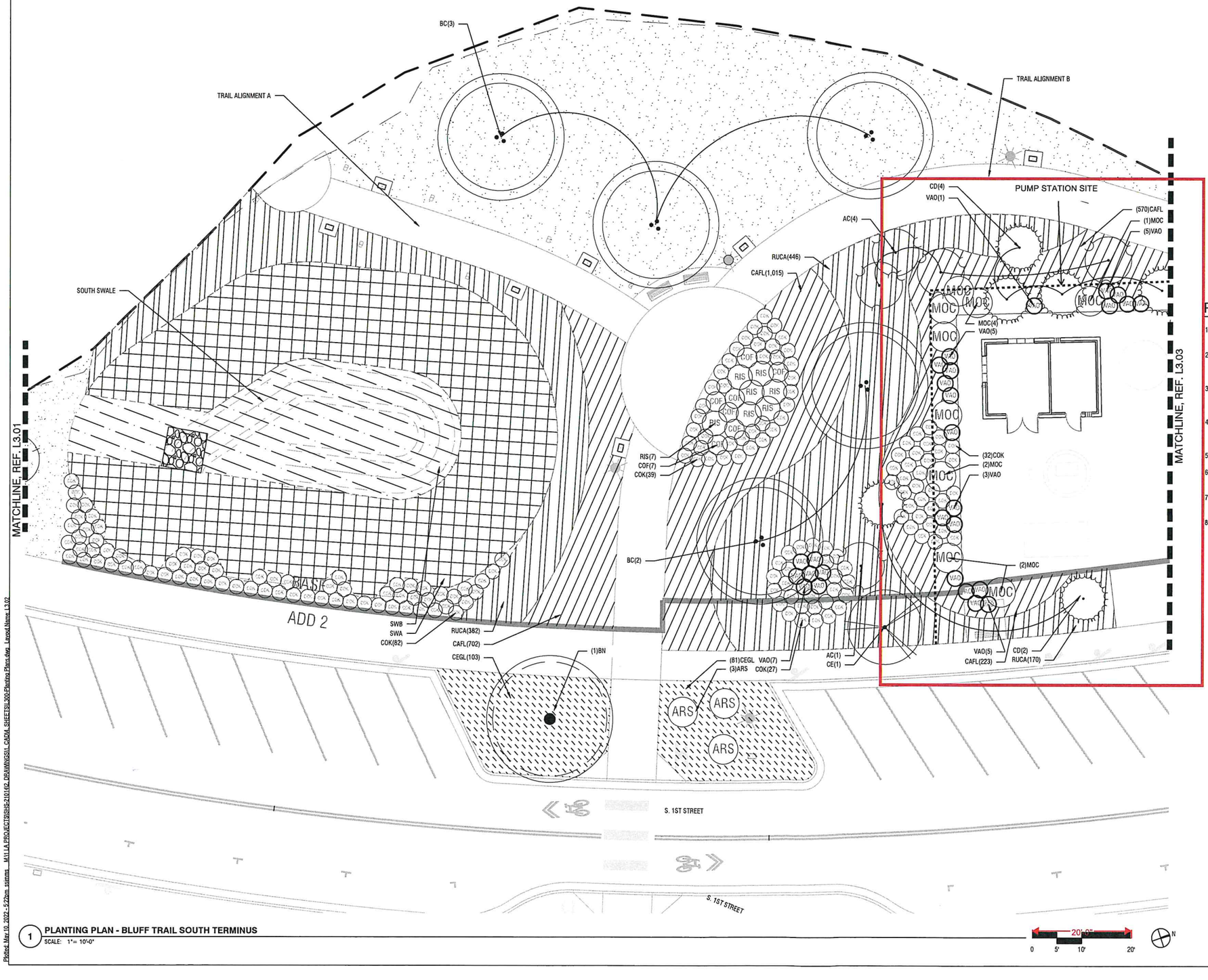

1 **PLANTING PLAN - BLUFF TRAIL SOUTH TERMINUS**
SCALE: 1"= 10'-0"

PLANTING NOTES

1. DO NOT BEGIN PLANTING UNTIL IRRIGATION SYSTEM IS INSTALLED, TESTED AND APPROVED BY LANDSCAPE ARCHITECT.
2. DO NOT BEGIN PLANTING UNTIL SOIL PREPARATION IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT. TOPSOIL DEPTH WITHIN SHRUB AREAS IS 24 INCHES DEPTH WITH 2 INCHES MULCH TOP DRESSING. PLANTING SOIL WITHIN LAWN AREAS IS 9 INCHES.
3. LOCATE PLANTS AS DIMENSIONED ON THE PLANS AND AS SHOWN IN THE PLANT SCHEDULE. PLANT SPACING IS MEASURED CENTER TO CENTER. PLANT LOCATIONS MAY BE ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS.
4. VERIFY ALL QUANTITIES AND VARIETIES SHOWN ON THE DRAWINGS PRIOR TO ORDERING. OWNER MUST APPROVE ANY NECESSARY SUBSTITUTIONS DURING SUBMITTALS PROCESS. REVIEW PROCESS TO BE ESTABLISHED AT PRE-CONSTRUCTION MEETING.
5. THOROUGHLY WATER IN ALL PLANTS WITHIN 6 HOURS OF PLANTING.
6. APPLY SPECIFIED MULCH OVER PLANTING AREAS WITHIN TWO DAYS OF INSTALLING PLANTS, UNLESS OTHERWISE NOTED.
7. ALL PLANTS ARE REQUIRED TO MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
8. TO CALCULATE THE QUANTITY OF PLANTS PER AREA, USE THE FOLLOWING SPACING MULTIPLIERS:

TRIANGULAR SPACING	9"	12"	15"	18"	24"	30"	36"	48"
SQUARE FT MULTIPLIER	2.027	1.156	0.513	0.322	0.288	0.184	0.128	0.072

PRELIMINARY

Mayer/Reed
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319 SW Washington St.
Suite 820
Portland, Oregon 97204
503.223.5953

S. 1ST AND STRAND STREETS ROAD AND UTILITY EXTENSIONS
ST. HELENS, OREGON
PLANTING PLANS

PLANTING PLANS

TITLE

#	DATE	DESCRIPTION

REVISIONS

DATUM

MS / SVS
DRAWN BY / CHECKED BY

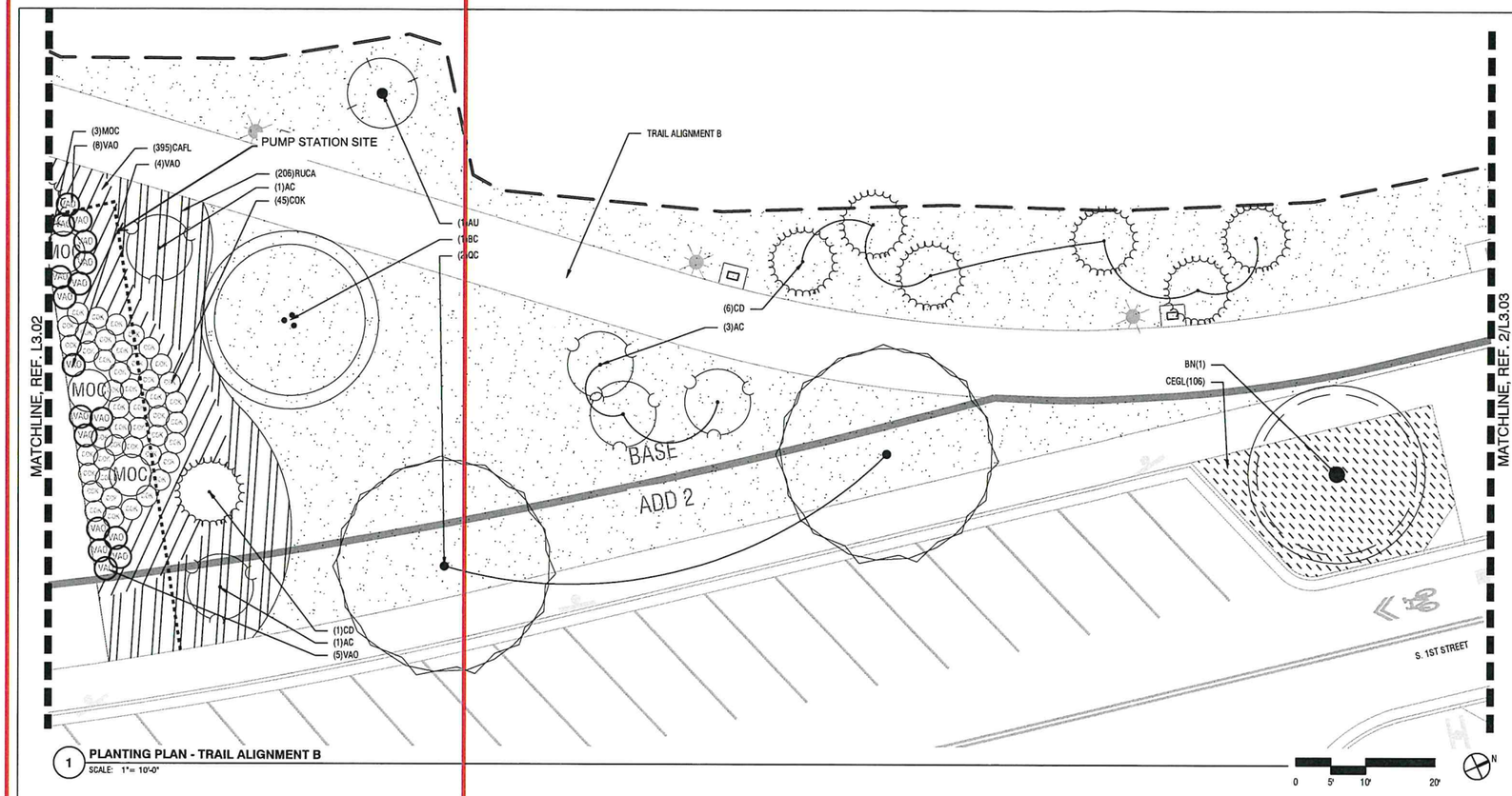
90% DESIGN
STATUS

JANUARY 10, 2021
DATE

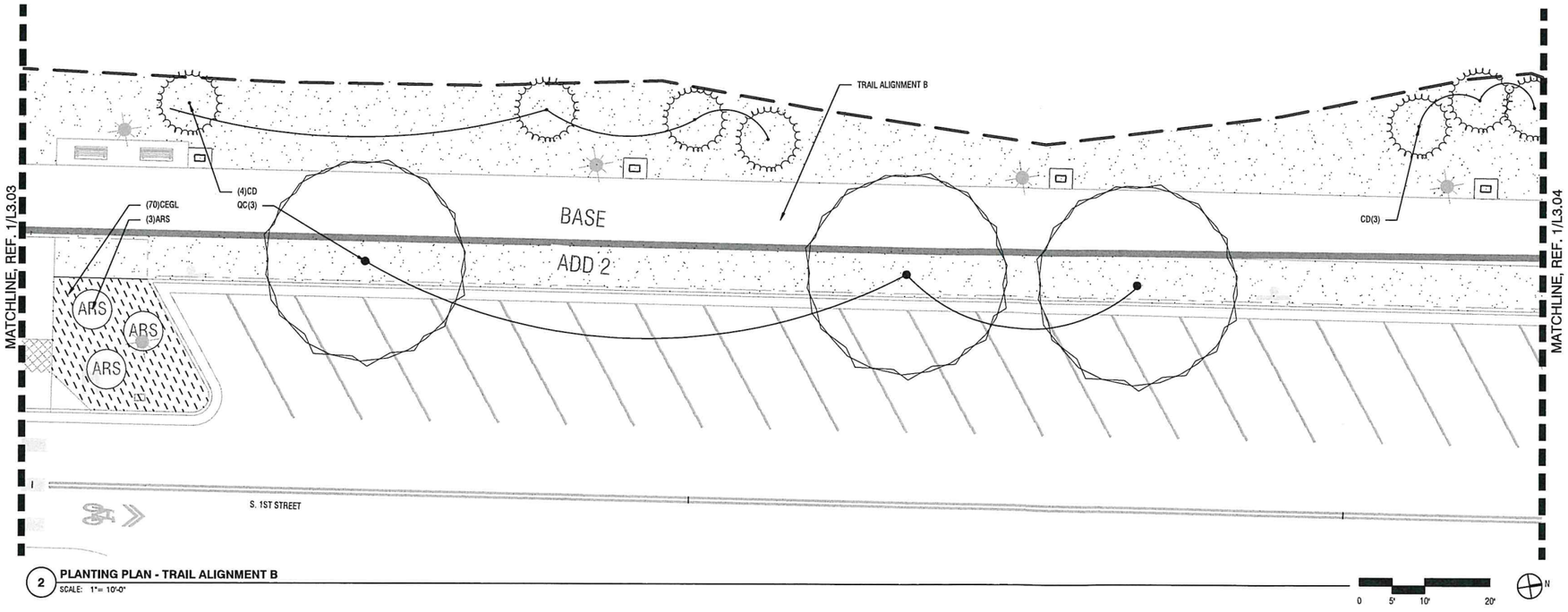
19823
PROJECT NUMBER

L3.02

Plotted: May 10, 2022 - 5:20pm ssimms M:\1LA PROJECTS\SHS-2101492_DRAWINGS\1L-CAD\4_SHEETS\L300-Planting Plans.dwg Layout Name: L3.02



1 **PLANTING PLAN - TRAIL ALIGNMENT B**
SCALE: 1"= 10'-0"



2 **PLANTING PLAN - TRAIL ALIGNMENT B**
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S. 1ST AND STRAND STREETS
ROAD AND UTILITY EXTENSIONS
ST. HELENS, OREGON
PLANTING PLANS

PLANTING PLANS

TITLE

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MS SVS
DRAWN BY CHECKED BY

90% DESIGN
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19823
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L3.03

If this drawing is not 22" x 34", it has been reduced/enlarged. Scale accordingly.

Plotted: May 10, 2022 - 5:23pm ssimms M:\1LA PROJECTS\SHS-210102_DRAWINGS\1_CAD\4_SHEETS\L300-Planting Plans.dwg Layout Name: L3.03

PLANT LEGEND

TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	AG	ACER GINNALA 'FLAME'	AMUR MAPLE	2" CAL./B&B	BRANCHED AT 6' HT.
	BC	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2" CAL./B&B	MULTI-STEM, MIN. 3 STEMS AT BASE
	BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2" CAL./B&B	SINGLE TRUNK, BRANCHED AT 6' HT.
	CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	10'-12' HT/B&B	STRONG CENTRAL LEADER
	CE	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	2" CAL./B&B	BRANCHED AT 6' HT.
	GB	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL./B&B	BRANCHED AT 6' HT.
	OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL./B&B	BRANCHED AT 6' HT.
	PP	PARROTIA PERSICA 'VANESSA'	VANESSA IRONWOOD	2" CAL./B&B	BRANCHED AT 6' HT.
	QC	QUERCUS COCCINEA	SCARLETT OAK	2" CAL./B&B	BRANCHED AT 6' HT.
	TM	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' HT/B&B	STRONG CENTRAL LEADER
	AU	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	NO SUMMER WATER AFTER ESTABLISHMENT

SHRUBS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
	ACC	ACER CIRCINATUM 'MONROE'	MONROE'S VINE MAPLE		10'/ B&B	MULTI-STEM, MIN. 3-5 STEMS AT BASE
ARS	ARS	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA		5 GAL	
LOP	LOP	LONICERA PILEATA 'ROYAL CARPET'	ROYAL CARPET BOXLEAF HONEYSUCKLE		5 GAL	
CEV	CEV	CEANOTHUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC		5 GAL	
	COF	CORNUS SERICEA `FARROW`	ARCTIC FIRE DOGWOOD		2GAL	
	COK	CORNUS SERICEA `KELSEYI`	KELSEY DOGWOOD		3 GAL	
MOC	MOC	MORELLA CALIFORNICA	PACIFIC WAXMYRTLE		5 GAL	
	PEA	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE		3 GAL	
	RIS	RIBES SANGUINEUM 'KING EDWARD VII'	KING EDWARD FLOWERING CURRANT		5 GAL	
	VAO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		3 GAL	

FERNS, GRASSES, AND BULBS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
	MIPU	MISCANTHUS 'PURPURASCENS'	FLAME GRASS		3 GAL	
	PEAL	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS		1 GAL	
	SESP	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP		1 GAL	

GROUNDCOVERS, MIXES, AND SEED

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
	CAFL	CAREX FLACCA	BLUE SEDGE	12" o.c.	1 GAL.	
	ARUV	ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	24" o.c.	1 GAL.	
	CEGL	CEANOTHUS GLORIOSUS 'PT. REYES'	POINT REYES CEANOTHUS	30" o.c.	1 GAL.	MIN. WATER AFTER 1ST YR.
	LISP	LIRIOPE SPICATA	SPREADING LIRIOPE	18" o.c.	1 GAL.	
	RUCA	RUBUS CALYCINOIDES `EMERALD CARPET`	EMERALD CARPET CREEPING RASPBERRY	24" o.c.	1 GAL.	
	SWA	NATIVE SEED	REF. SPECS			
	SWB					
		ARBUTUS UNEDO	STRAWBERRY TREE	12' o.c.	5 GAL.	
		CORNUS SERICEA `KELSEYI`	KELSEY DOGWOOD	24" o.c.	3 GAL.	GROUPS OF 3 6' O.C.
		MAHONIA REPENS	CREEPING OREGON GRAPE	24" o.c.	1 GAL.	GROUPS OF 5 10' O.C.
		RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	24" o.c.	1 GAL.	THROUGHOUT
	SL	SEEDED LAWN		REF. SPECS		
	SM	NATIVE MEADOW		REF. SPECS		

PLANTING NOTES

1. DO NOT BEGIN PLANTING UNTIL IRRIGATION SYSTEM IS INSTALLED, TESTED AND APPROVED BY LANDSCAPE ARCHITECT.
2. DO NOT BEGIN PLANTING UNTIL SOIL PREPARATION IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT. TOPSOIL DEPTH WITHIN SHRUB AREAS IS 24 INCHES DEPTH WITH 2 INCHES MULCH TOP DRESSING. PLANTING SOIL WITHIN LAWN AREAS IS 9 INCHES.
3. LOCATE PLANTS AS DIMENSIONED ON THE PLANS AND AS SHOWN IN THE PLANT SCHEDULE. PLANT SPACING IS MEASURED CENTER TO CENTER. PLANT LOCATIONS MAY BE ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS.
4. VERIFY ALL QUANTITIES AND VARIETIES SHOWN ON THE DRAWINGS PRIOR TO ORDERING. OWNER MUST APPROVE ANY NECESSARY SUBSTITUTIONS DURING SUBMITTALS PROCESS. REVIEW PROCESS TO BE ESTABLISHED AT PRE-CONSTRUCTION MEETING.
5. THOROUGHLY WATER IN ALL PLANTS WITHIN 6 HOURS OF PLANTING.
6. APPLY SPECIFIED MULCH OVER PLANTING AREAS WITHIN TWO DAYS OF INSTALLING PLANTS, UNLESS OTHERWISE NOTED.
7. ALL PLANTS ARE REQUIRED TO MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
8. TO CALCULATE THE QUANTITY OF PLANTS PER AREA, USE THE FOLLOWING SPACING MULTIPLIERS:

TRIANGULAR SPACING	9"	12"	15"	18"	24"	30"	36"	48"
SQUARE FT MULTIPLIER	2.027	1.156	0.513	0.322	0.288	0.184	0.128	0.072

City of St. Helens
FOUNDED 1850

PRELIMINARY

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Suite 820
Portland, Oregon 97204
503.223.5953

S. 1ST AND STRAND STREETS
ROAD AND UTILITY EXTENSIONS
ST. HELENS, OREGON
PLANTING PLANS

PLANTING SCHEDULE AND NOTES

TITLE

#	DATE	DESCRIPTION

REVISIONS

DATUM

MS — DRAWN BY
SVS — CHECKED BY

90% DESIGN — STATUS

JANUARY 10, 2021 — DATE

19823 — PROJECT NUMBER

L3.20

If this drawing is not 22" x 34", it has been reduced/enlarged. Scale accordingly.

3. BUILDING LIGHTING

Lighting should be well designed and purposeful.

Lighting for commercial storefronts can have a dramatic impact on the appearance of a building at night, and can create a more interesting and inviting environment, encouraging commercial and social activities after business hours. Care should be taken in lighting installation so as not to overwhelm the façade. New lighting should be subtle and well placed to illuminate entries and signage.

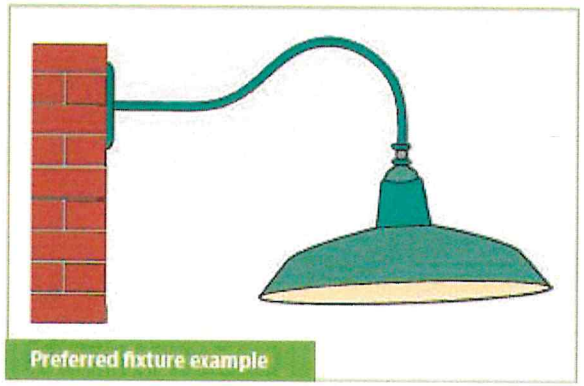
Utilize appropriately hued, high efficiency lighting to reduce energy demand. Properly positioned lighting can help eliminate light pollution, reduce energy costs, and provide a safer environment.

3.2 General Guidance

Incorporate appropriate lighting to improve the pedestrian environment and help foster a comfortable and safe place to shop and stroll.

- Install partially- or fully-shielded light fixtures that only emit light downwards (do not emit light upwards or sideways) to mitigate the impacts of exterior light pollution.

- When adding lighting, only add fixtures that are appropriate to the building and complementary of the district.



Preferred fixture example

3.3 Existing Buildings

Where historic building lighting is present, strong measures should be taken to maintain durability of the existing lighting units. Where lighting is added, care should be taken to minimize negative impacts to the building façade.

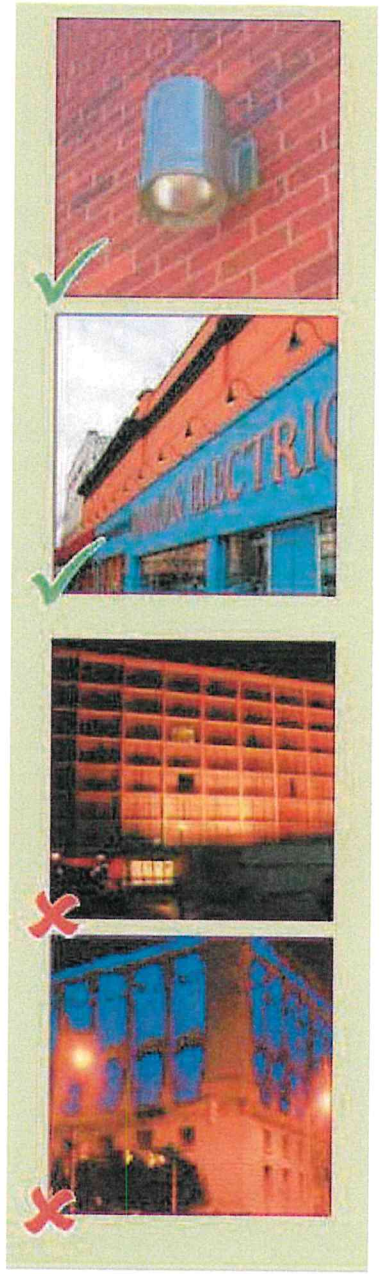
- Original lighting fixtures should be retained and repaired whenever possible.

- When adding lighting, only add lighting where appropriate and needed to illuminate building features or signage. Do not over-light. When adding lighting only, add fixtures that are appropriate to the building and complementary of the district.

3.4 New Construction

New commercial or mixed-use buildings should incorporate lighting features appropriate to the character of Olde Towne.

- New lighting fixtures should have simple designs that do not draw attention away from the façade, or should draw on period lighting style to complement façade details.



6. MATERIAL & BUILDING COLORS

A traditional pallet of colors and materials are preferred.

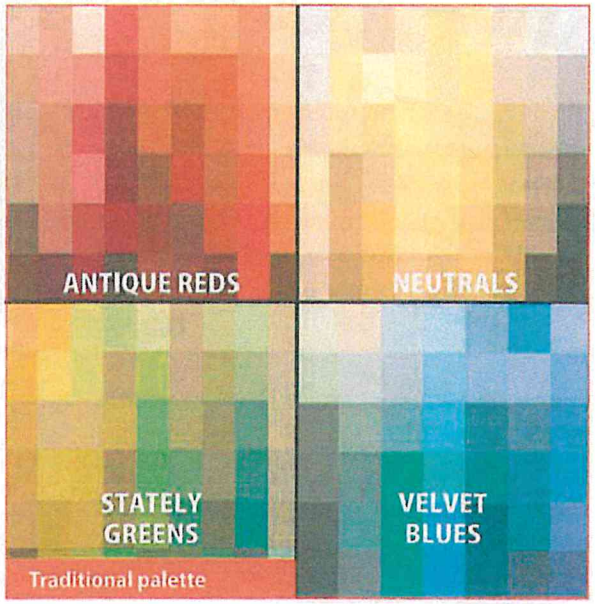
Building materials of new structures and additions or alterations should contribute to the visual continuity of the district. The materials should appear similar to those seen traditionally to establish a sense of visual continuity.

Buildings consume a large portion of Earth's natural resources, including 40% of raw stone, gravel, and sand and 25% of virgin wood. Choosing more sustainable building materials can mitigate negative environmental impacts and conserve virgin materials and resources. Utilize salvaged building materials, look for products with recycled content, containing rapidly renewable materials, Forest Stewardship Council (FSC) certified wood, and/or locally harvested or extracted components.

6.2 General Guidance

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the historic district should be preserved.

- Match brick and mortar in color, profile and texture to that of the original building or to another neighboring historic building.
- Where possible, use materials indigenous to the region and/or manufactured or supplied locally.



6.3 Existing Buildings

During rehabilitation of buildings, replace materials with similar material types to maintain original appearance of the structure.

- Brick that has not been painted should not be painted.
- Match stone coursing, finish and joints to original.
- Maintain historical architectural detailing at window heads, cornices, belt course, and corners.
- Generally, the use of plastic, bright-unfinished metal, unpainted wood, and false stone is inappropriate and discouraged.
- Retain and preserve original wall and siding materials when possible and appropriate.
- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only the siding that is deteriorated and must be replaced.
- To preserve the character, defining-features of the historic façade materials do not cover or obscure the original façade.
- If the original material has been covered, uncover it, if feasible.

6.4 New Construction

To maintain visual consistency, building materials used on the exterior of buildings should be traditional materials that are more durable.

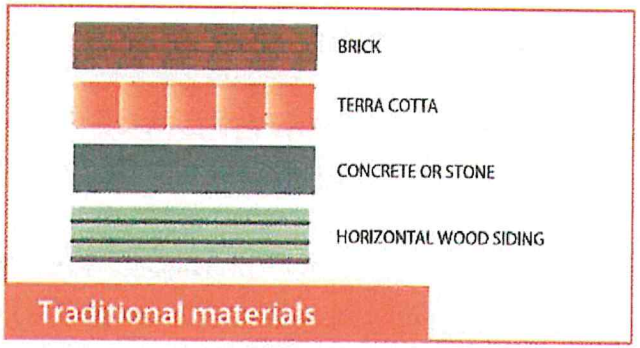
- Alternative materials to the traditional stone or brick should appear similar in scale, proportion, texture and finish to those used traditionally. Durability should be considered when alternative materials are reviewed.

- Do not use bricks that are larger than the standard size.

- Stone should be limited to colors and types similar to those found in Olde Towne buildings (basalt or similar for face stone, rubble stack okay for non- frontage building faces). Use existing stonework as an example.

Use building materials and construction practices that evoke a sense of permanence and are compatible with St. Helens' historic buildings.

- Incorporate one of the following building materials, found on traditional American Main Street commercial storefronts, into the design of the ground floor (street facing) facades:

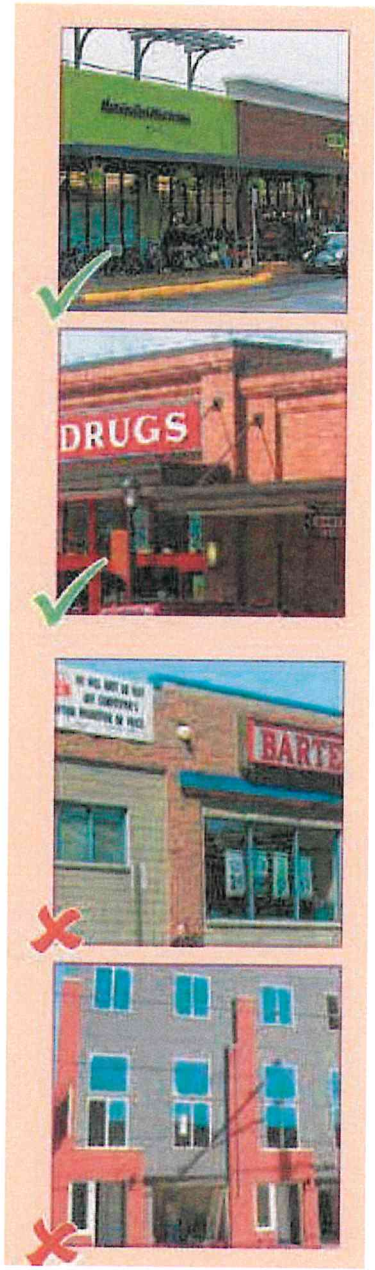


- T-111 or similar sheet materials
- Stucco clad foam (EFIS)
- Vinyl siding
- Log construction

Prohibited materials

- Generally, the use of plastic, bright-unfinished metal, unpainted wood, and false stone is inappropriate and discouraged.

- Concrete and wood siding should be painted using a palette of earth tone or muted colors. Bright, neon- like colors are strongly discouraged. Paint color choice is the owner's decision, but painting a structure to be a good neighbor on the block is encouraged.



7. ROOF

Reduce the visual impact of rooftop activities.

Reducing the visual impact of mechanical equipment and rooftop activities is a simple way to enhance the District. Doing so ensures that the rhythm and pedestrian scale features of the district are maintained.

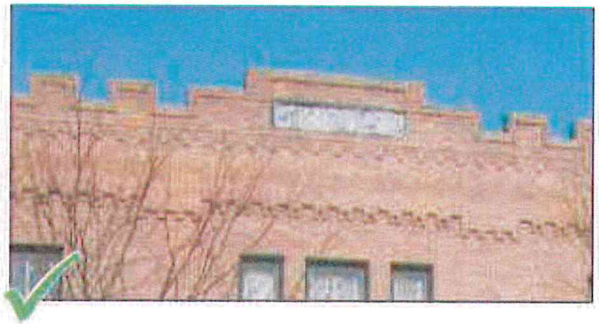
7.2 General Guidance

Minimize the visual impact of mechanical systems and equipment by locating these as far away from the façade as possible.

- Locate mechanical penthouses, photovoltaic panels, and other utility service boxes and devices in the rear or sides of the building. If on the rooftop area, locate at the rear or area furthest from the primary public way.
- Attempt to place utility connections away from the façade.
- Mechanical systems that cannot feasibly be placed as far out of view as possible should be screened from view using integrated architectural features, such as parapet walls on the roof or flush mounted service cabinets on the façade or sides of the building.

Rooftop decks and other accessible areas on the roof should be set back from the edges of the roof so they may not be easily seen from the street.

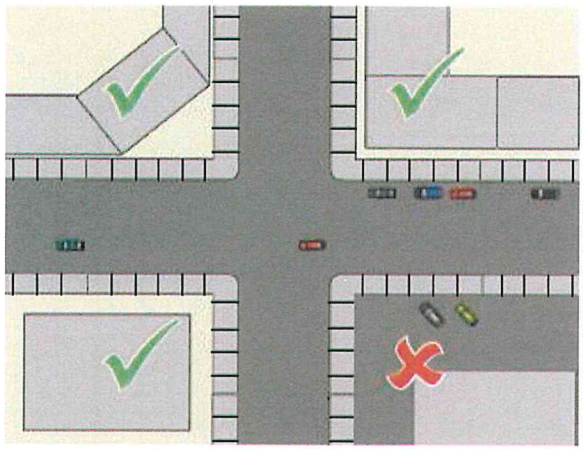
- Rooftop decks and other associated activities on the roof should be designed to be as low profile as possible.



The use of non-reflective roofing surfaces contributes to the heat island effect by absorbing the sun's warmth, which then radiates into the surroundings. There are significant negative impacts associated with the resulting increase in ambient temperatures, from increased cooling loads to disruption of wildlife. When conducting roof replacement or repair consider roofs with high solar reflectance index (SRI) or a vegetated roof system.

8. SETBACK, ORIENTATION & BULK

Create a pedestrian corridor that is visually interesting and inviting.



▲ New construction in Olde Towne will achieve maximum compatibility if built with little to no setback from the sidewalk. This illustration shows acceptable building design in Olde Towne. Note that the building with a large setback allowing for a parking lot is not an acceptable design.

Many buildings are historically aligned for efficient sun and wind exposure. Solar-oriented buildings with longer axis on geographic east-west have significant energy savings and increased occupant comfort due to maximized southern solar exposure.

Historic Olde Towne was developed with the pedestrian in mind. Businesses were built to the front of the property line facing the street and large ground-floor windows displayed the goods and services that could be found inside. The conspicuous location of these display windows served to draw the would-be customer into the grocery, restaurant, barber, etc., while modern commercial districts are oriented toward the car driver (e.g., the Highway 30 business corridor). Because Olde Towne is focused on facilitating a positive pedestrian experience that encourages visitors to spend time in the district and frequent many destinations, it is important to ensure that buildings continue to be built to the property line.

Buildings at the property line create a corridor of visual interest for the pedestrian that encourages movement along the street. Where this line ends (buildings are setback from the street) or where the building face is blank and unwelcoming, movement ceases.

8.2 Existing Buildings

This guideline does not generally concern rehabilitation of existing buildings, though care should be taken to honor historic uses, entrances, and overall building scale when dealing with existing buildings.

8.3 New Construction

Buildings should be oriented toward the street and at the front of the existing property line, though some exceptions may be made (as deemed appropriate by the Historic Landmarks Commission).

- Orientation of the building and building entrance should be toward the street/sidewalk.
- The primary building entrance should be located at the street/sidewalk level.
- Always design front façades with a strong sense of entry.
- A traditional building size, form, and street setback oriented toward pedestrian scale should be used.

Buildings should be similar in height, bulk, and scale and should relate to adjacent structures and the street.

- Break up uninteresting boxlike forms into smaller, varied masses like those of most buildings from the historic period.

- New buildings should be designed with a mix of wall areas with door and window elements in the façade like those found on the district's historic buildings. Also consider the width-to-height ratio of bays in the façade. The placement of openings with respect to the façade's overall composition, symmetry, or balanced asymmetry should be carefully imitated.

- Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes and materials on new construction is one way of making new structures more visually compatible.

- Avoid new construction that greatly varies from traditional area building heights (too high or too low).

The identity of Olde Towne is strengthened by the collective symmetry displayed along the blocks of the district. While each building has an individual identity and interpretive design, each adheres to the bulk and setback traditions of the historic Commercial Vernacular style. This should be continued in all new construction.